

***Village of Barrington  
Architectural Review Commission  
Minutes Summary***

Date: March 9, 2006

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: John Julian III, Chairperson  
Joe Coath, Vice Chairperson  
Karen Plummer, Commissioner  
Marty O'Donnell, Commissioner  
Mimi Troy, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

***Call to Order***

Mr. Julian called the meeting to order at 7:04 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, absent; Stephen Petersen, absent; Lisa McCauley, absent. Ms. Troy arrived at 7:07pm.

There being a quorum, the meeting proceeded.

***Chairperson's Remarks***

Mr. Julian announced the order of proceedings.

***Old Business***

**ARC 06-04** Gordon Residence, 237 West Station Street (Historic) Public Hearing

**Petitioner:** David Gordon, Owner; Dave Myszkka, Warren Johnson Architects

Mr. Julian swore in those present who wished to speak.

A preliminary hearing was held on February 23, 2006, and the petitioner now comes before the ARC for a public hearing.

Mr. Gordon gave a brief overview of the proposed project.

Mr. Gordon stated they would like to construct a second story addition on the south (rear) side of the existing structure. In addition, they would like to expand the garage and remodel it to match the existing house.

At the preliminary meeting the ARC suggested changes to the plans as follows:

1. The right side (east) wall on the south elevation of the shed should be held in so that it does not line up with the east wall of the existing house.
2. 3 of the 5 ARC members support the removal of existing rear gable in order to install a new gable; 2 of the 5 members would like the petitioner to explore alternatives to the removal of the rear gable.
3. The ARC would like to know the exact line or model of Marvin windows that are to be installed.

4. The ARC recommends matching the roof pitch of the garage roof to that of the house.
5. The ARC would like the petitioner to explore different garage door materials. An historic carriage style is recommended.
6. The ARC would like the petitioner to explore options for windows on the front of the garage.

Mr. Myszka gave an overview of the plan revisions. They are as follows:

1. The shed roof line will be brought in so that it does not line up with the house.
2. Ultimate Series windows by Marvin will be used.
3. The rear roof will be removed completely and replaced.
4. New cornices will match the existing
5. The garage windows will be traditionally spaced.
6. The pitch of the garage will match that of the house.
7. A Cloplay garage door in coachman collection series with 2 arches and solid panel will be used.
8. Half round gutters would be an option if a new roof is put on the garage.

Mr. O'Donnell made a motion to adopt staff's findings in regard to ARC 06-04. Ms. Plummer seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

Ms. Zurek presented the staff report.

Ms. Zurek asked the ARC for clarification on two points made at the preliminary meeting. The first point was whether or not removing historic material was acceptable. The plans propose to remove the rear roof and replace it.

Mr. Julian polled the ARC regarding their acceptance to the removal.

Mr. O'Donnell felt the appropriate amount of historic material is retained.

Ms. Troy felt that the historic character is retained and preserved.

Mr. Coath stated he is ok with removing it.

Mr. Julian stated he can accept it though his feelings on it are "borderline."

Ms. Plummer had no comment.

Ms. Zurek also asked for discussion on the windows to be used for the record. The petitioner agreed to use Marvin Ultimate Series wood windows.

The ARC indicated that they will require traditional spacing of the garage windows instead of the closer spacing as the plans show.

It was also noted that half round gutters are recommended on the garage if they decide to re-roof it.

Mr. O'Donnell made a motion to approve ARC 06-04 with conditions noted. Mr. Coath seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

**ARC 06-06** Wiersma Residence, 202 East Hillside Avenue (Historic) Public Hearing  
**Petitioner:** Travis Wiersma, Owner

Mr. Wiersma came before the ARC on February 23, 2006 for a preliminary hearing and returns today for a public hearing.

Mr. Julian swore in Mr. Wiersma.

Mr. Wiersma gave an overview of the proposed plans.

The petitioner proposes to relocate the existing garage to a new location within the site. He also proposes to replace the garage doors.

The following suggestions were made by the ARC at the preliminary meeting on February 23, 2006:

1. The garage will be determined to be a contributing structure at the public hearing.
2. Pending a site inspection, the ARC will determine if the relocation is appropriate.
3. Pending a site inspection, the ARC will determine if the garage doors are beyond repair.

The site inspection was done today, March 9, 2006. Mr. Coath, Mr. O'Donnell, Mr. Wallace, Ms. Zurek, and Mr. Wiersma will all present at the inspection.

Ms. Zurek presented the staff report and gave details of the site inspection.

Ms. Zurek stated the garage doors are in poor condition and staff recommends replacement.

Mr. O'Donnell added that the doors are nice though they are in bad shape. He stated to save them they would require much repair and wouldn't be the same doors.

Mr. Coath agreed with Mr. O'Donnell.

Mr. Julian asked if anything else would be done to the garage besides replacing the doors and relocating it.

Mr. Wiersma stated they will be doing some structural strengthening, pouring a new slab, and painting it.

Ms. Plummer asked if they will be re-roofing the garage.

Mr. Wiersma stated they had not decided on that yet thought it is a possibility.

Ms. Plummer addressed the lean-to at the rear of the garage and asked if that will be moved also.

Mr. Wiersma stated they don't need it but will if it is a requirement. He stated he doesn't know if it would withstand the move. He asked if it is considered a contributing structure as well since it is not original to the garage.

Mr. O'Donnell stated he would like to see a good faith effort to move the lean-to.

Mr. Julian agreed stating that the addition to the garage adds character and would like to see it remain.

Ms. Plummer addressed the windows on the garage.

Mr. Wallace stated the windows need repair.

Mr. Wiersma stated that the rear (east) window is boarded up and asked if they can replace it.

Mr. Coath stated they can repair the window but not replace it.

Ms. Plummer asked about the side door.

Mr. Wiersma they plan on replacing that door because it is rotted. They will replace with similar style door in wood. He also added that they are interested in adding a side door to the west side of the garage to mirror the door on the east that is being replaced. When the garage is moved a door on the west would be more accessible from the residence.

Mr. Julian asked for clarity on the replacement garage doors they plan to install.

Ms. Troy stated that she recommends installing two doors not one.

All were in agreement that two doors are more appropriate than one.

Mr. Wiersma stated that he had some difficulty finding doors that match the original exactly. He was unable to find one with the same window configuration but found some very similar.

The ARC reviewed the sample doors in the materials supplied and stated that door in Design 3 REC13 was the best choice.

Ms. Zurek reviewed the conditions noted for the approval for ARC 06-06:

1. Replacement of the main garage doors with 2 new doors using Design 3/REC13.
2. Relocation of the existing garage within the site.
3. Recommend relocation of the lean-to with the garage.
4. Replacement of original service door with a new same style wood door.
5. Addition of a west service door. Trim, casing, materials, and proportions to match the existing east door.
6. Restoration of damaged garage windows.

Ms. Plummer made a motion to approve ARC 06-06 with conditions noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

### ***New Business***

**ARC 06-05** 168 South Northwest Highway

**Petitioner:** Syd Syed, Faisel Ghani, Owners; J. Lynn Williams, Warren Johnson Architects

The petitioner is seeking a Certificate of Approval for the redevelopment of a commercial site. The site is located in the B-1 general business service district. The petitioner comes before the ARC tonight for a preliminary meeting.

Ms. Williams gave a description of the proposed plan and its details.

Ms. Williams explained the site consists of a one-story building with a taller one-story masonry addition in the rear. The building is currently vacant and the redevelopment would make room for 3 tenants. They plan to make improvements to the building including a 21,987 square foot retail shopping center with new signage, lighting, landscaping, and a parking lot. The shorter front building will be demolished and a new addition will be built to blend in with the rear structure.

Ms. Williams presented material samples for the brick and stone veneer. The proposed brick color is dark red and the stone would be lighter in a buff color. The trim, cornice, and lighting samples were not presented but Ms. Williams stated it would be in a dark brown.

Ms. Williams also stated they plan to add a wood trellis on the front and south sides.

Ms. Williams described the signage proposed. She stated the signage would be in the area above the buff colored band above the doors.

Ms. Plummer asked if the glass would be clear.

Ms. Williams stated it would be.

Ms. Zurek presented the staff report. She explained that staff's concerns are with the blending and compatibility of old and new, the cornices, and with the signage. Staff suggested framing the signage somewhat with a band around the sign area.

Mr. Julian asked about the height of the building.

Ms. Williams stated that the height from the sidewalk to the flat roof is twenty feet.

Ms. Troy asked about the trellis material.

Ms. Williams stated they are looking into materials and are thinking of using wood though the owners prefer something that requires less maintenance.

Mr. Julian suggested Fypon.

Ms. Troy if they have any tenants yet.

Ms. Williams stated they have one tenant so far and that it is Jimmy John's.

Mr. Julian asked about a trash enclosure.

Ms. Williams explained that it will match the building.

Ms. Plummer asked Ms. Zurek if it was examined for parking.

Ms. Zurek stated yes.

Ms. Williams added that they will require a parking variance because the petitioners do not want to remove any outdoor seating to make room for additional parking.

Mr. Ghani stated that they chose the dark red brick color because it is Jimmy John's preference. Due to Jimmy John's internally illuminated white opaque sign the dark background is preferred for visibility.

Mr. Coath addressed the tower ends. He asked if there is a way to make them appear more 3-dimensional.

Ms. Troy suggested turning the north elevation roof line into a full hip roof.

Mr. Coath stated he agreed with staff on the signage. He stated by using a band it would look more integrated into the building. He also stated he would like to see cornice details on the plans at the hearing. He asked about the towers not having a frieze board.

Ms. Williams stated she can add a frieze board if it is preferred.

Mr. Coath stated he would like to see the pediment match the roof pitches.

Ms. Zurek read from the design guidelines and listed the permitted materials that can be used for the trellis.

Ms. Zurek went over the comments made by the ARC during the discussion:

1. Explore options for the brick colors. The ARC suggests a buff colored brick with variation in the field and the use of a darker color for accents and sign band areas.
2. Explore options for the cornice on the south and east elevations. The cornice should be more than just a square edge.
3. Use of cedar timber for the trellis, although the use of other materials is permitted by the Design Guidelines.
4. Explore options in defining a sign band through the use of rowlock blocks, soldier courses, or other planar/design features.
5. The smaller tower should have a frieze board.
6. Consider eliminating or altering the shape of the decorative band on the large tower.
7. Brown is an acceptable color for the accent features (trim, cornice, and light fixtures).
8. Shift the entire front addition 6-12" to the south. 12" is recommended. 6" will suffice. This will allow for the additional suggestions to the north elevation.
9. On the north elevation, the tower should have a full hipped roof, instead of truncating it in the middle.
10. On the north elevation, define the tower element through a plane change.
11. On the north elevation, the tower should be completed with rusticated stone
12. On the north elevation, continue the rusticated stone below the windows and smooth band above the windows to match the east and south elevations.

**ARC 06-08** Picture Master, 401 East Cornell Avenue  
**Petitioner:** Joel Zucco, Owner

Mr. Zucco is seeking a Certificate of Approval for the redevelopment of a commercial site. They are proposing to construct a one-story addition of 31,548 square feet to the site area and to create a new site area of 1.71 acres. A one-story addition consisting of 8355 square feet is proposed to the existing building in addition to a new parking lot on the side of the building.

Mr. Zucco's architect is not present at this meeting. Mr. Wallace gave an overview of the proposed plan.

Staff suggested the following discussion points:

1. Parking lot and side entry lighting fixture styles and cutoff capabilities
2. Use of EIFS
3. Proposed building lighting (if any)
4. Details and samples needed for the final meeting

Ms. Troy asked why they are adding a EIFS portico.

Mr. Zucco stated that his architect drew up the plan and design, but it does not matter to him. He is willing to change the material if needed.

The ARC offered the following comments:

1. Overall, the project is in general conformance of the Appearance Code.
2. The use of EIFS appears out of place in the portico. The ARC suggests using a cut stone or brick material.
3. Stone sills should be used for the addition to match the existing building.
4. Please clarify if any lighting elements on the building are existing or if any are proposed.
5. Please clarify the types of lighting fixtures that are planned for the parking lot.

The petitioner will come before the ARC for a public hearing on April 13, 2006.

***Old Business***

**ARC 06-03** Starr Couture, 325 East Main Street  
**Petitioner:** Paul Psenka, Psenka Architects.

The petitioner is not present. Mr. Wallace presented final details as requested by the ARC:

The details were approved as presented with the exception of two. They are as follows:

1. The wood skirting under the front porch should be placed between the brick piers and they should remain exposed.
2. The piers and pilasters on the west entry shall be brought back for review.

Note that Ms. Plummer excused herself and left the meeting at 9:45pm.

### ***Approval of Minutes***

Meeting minutes from February 9, 2006 were reviewed. No changes were noted.

Ms. Troy made a motion to approve the minutes from February 9, 2006. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, O'Donnell, Troy. Nay: None. Motion carried.

Meeting Minutes from February 23, 2006 were reviewed. No changes were noted.

Ms. Troy made a motion to approve the minutes from February 23, 2006. Mr. Coath seconded the motion.

Aye: Julian, Coath, O'Donnell, Troy. Nay: None. Motion carried.

### ***Adjournment***

Ms. Troy moved to adjourn the meeting. Mr. O'Donnell seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 10:05 pm

Respectfully submitted,  
Shannon Conroy  
Recording Secretary

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John Julian III, Chairperson  
Architectural Review Commission